

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 11-18-20D

Resolution Title:

Resolution Amending Resolution 12-11-19B Which Designated Camden's Charter School Network As the Redeveloper of Block 955 Lots 6, 9,10, and 16 of the City of Camden Tax Map By Extending the Term of the Redeveloper Designation and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

Project Summary:

1. CRA by Resolution 12-11-19B designated the Camden's Charter School Network as Redeveloper of Block 955, Lots 6, 9, 10 and 16 of the City of Camden Tax Map.
2. Camden's Charter School Network (Network) owns all but 4 privately-owned properties within Block 955 and proposes the acquisition of the remaining four (4) lots for development of an early childhood education center adjacent to the Network's charter school facilities in Cramer Hill.
3. Resolution 12-11-19B provided that the Redeveloper Designation would expire April 30, 2020 if an acceptable Redevelopment Agreement was not executed prior to the deadline.
4. CRA and Redeveloper have not yet executed a Redevelopment Agreement but continue to negotiate such an agreement to move the project forward. The purpose of this resolution is to extend the Redeveloper Designation and deadline to enter into an acceptable redevelopment agreement until April 30, 2021.

Purpose of Resolution:

- Extend a redeveloper designation
- Authorize a Cost Agreement and Redevelopment Agreement

Award Process:

Property is located in an Area in Need of Rehabilitation.

Cost Not To Exceed: TBD

Total Project Cost:

\$5.0 Million

Source of Funds:

Redeveloper's financing

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Resolution Amending Resolution 12-11-19B Which Designated Camden's Charter School Network As the Redeveloper of Block 955 Lots 6, 9,10, and 16 of the City of Camden Tax Map By Extending the Term of the Redeveloper Designation and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

WHEREAS, the City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment throughout the City of Camden; and

WHEREAS, the City Council of the City of Camden ("City Council") adopted the Cramer Hill Redevelopment Plan ("Redevelopment Plan"); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), the Redevelopment Plan designates the CRA to implement the Redevelopment Plan and authorizes the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of in furtherance of the Redevelopment Plan; and

WHEREAS, Camden's Charter School Network (the "Network") proposes to develop an early childhood education center and desires to acquire the privately-owned properties designated as Block 955 Lots 6, 9, 10, and 16 on the City of Camden Tax Map (the "Redevelopment Site"), and

WHEREAS, the CRA by Resolution 12-11-19B designated Camden's Charter School Network as Redeveloper of the Redevelopment Site and required a redevelopment agreement to be executed by April 30, 2020; and

WHEREAS, the CRA and Redeveloper desire to extend the Redeveloper Designation and deadline to execute a redevelopment agreement to April 30, 2021.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Camden's Charter School Network designation as Redeveloper of Block 955 Lots 6,9,10, and 16 of the City of Camden Tax Map and the deadline to enter into a redevelopment agreement are hereby extended until April 30, 2021; and

BE IT FURTHER RESOLVED, that this Redeveloper Designation shall expire on April 30, 2021 if an acceptable Redevelopment Agreement is not executed or if the designation is not extended in writing by the CRA prior to the deadline; and

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BE IT FURTHER RESOLVED, that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title, and survey costs that the City and the CRA incur in connection with the acquisition of the Properties and the negotiation of the proposed Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with the Redeveloper that includes among other things, the terms set forth in this Resolution and the obligation of the Redeveloper to pay a redevelopment fee to the CRA and which sets forth the terms of the sale of the Property to the Redeveloper; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, or her designee, is hereby authorized and directed to all take actions and execute all documents necessary to carry out the purposes of this resolution.

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ON MOTION OF: Maria Sharma


SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Gilbert Harden Sr.			
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		
Marilyn Torres	X		

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark Asselta

Mark P. Asselta, Esq.
Board Counsel